

## 3 Bedroom House for Sale in Protaras, Famagusta District

The boutique residential complex is located within just a few minutes' walk to the famous Fig Tree Bay in Protaras. Comprised of 10 luxury villas, it is designed to inspire a zen and modern ambiance to give the residents a feeling of endless vacation while being comfortable at home. The architecture is crucial in setting the relaxed tone: each residence is designed as a beach house with its own pool, terraces and two private covered parking spots. The white facades contribute even more to the mood, while the cladding that vary from natural stone to resin or wood giving a homey and luxurious feel. The houses boast a modern open kitchen layout and a reception with a large open...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>159</b> |
| Covered Veranda   | <b>22</b>  |
| Uncovered Veranda | <b>59</b>  |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>590</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>5384</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

### Location

**Location:** Protaras                      Region: **Famagusta**  
**Coordinates: 35.012248 / 34.045024**

## Price: €800 000 + VAT

VAT for this property is **€46,340** or **€152,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 031.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€860 000 on Oct 8, 2025

€800 000 on Apr 9, 2026







